

39-202

BK 7497 PG 200

WARRANTY DEED
(Joint Tenancy - Statutory Short Form)
022967

**TRANSFER
TAX
PAID**

Michael C. Lemieux, whose mailing address is 58 Cedar Village Place, Oakland, Maine 04963 for consideration paid, grant to **Tyler W. Estabrooks** and **Angela J. Estabrooks**, whose mailing address is 228 E. Avenue, Lewiston, Maine 04240 as **Joint Tenants with Warranty Covenants**, the following described real estate:

PARCEL ONE:

A CERTAIN LOT OR PARCEL OF LAND with structures thereon, situated northerly of Gold Street and westerly of Summer Street in the city of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a 5/8" steel pin set at the intersection of the northerly line of Gold Street and the westerly line of Summer Street; thence N 19° 44' 27" W a distance of 95 feet to a 5/8" steel pin set at the southwest corner of land now or formerly owned by Anthony Jabar, Jr. and Joan M. Jabar, said Jabars deed is recorded in the Kennebec County Registry of Deeds in Book 3002, Page 172; thence N 60° 38' 11" E along the westerly line of said Jabars land a distance of 66 feet to a point; thence in a general southeasterly direction to a point on the westerly line of Summer Street; thence S 61° 38' 11" W a distance of 66 feet along the westerly line of Summer Street to the point of beginning.

PARCEL TWO:

A CERTAIN LOT OR PARCEL OF LAND situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point, said point being located North sixty-one degrees thirty-eight minutes eleven seconds East (N 61° 38' 11" E) and sixty-six and zero hundredths (66.00) feet from a 5/8" steel pin with surveyors identification cap set at the intersection of the northerly line of Summer Street and the easterly line of Gold Street; thence North twenty degrees two minutes twenty-seven seconds West (N 20° 02' 27" W) for sixty-eight and fifty hundredths (68.50) feet to a point; thence North sixty-one degrees fifty minutes five seconds East (N 61° 50' 05" E) for two and thirty-seven hundredths (2.37) feet to a point; thence South twenty-eight degrees two minutes fifty-one seconds East (S 28° 02' 51" E) for sixty-seven and seventy-seven hundredths (67.77) feet to a point in the northerly line of Summer Street; thence South sixty-one degrees thirty-eight minutes eleven seconds West (S 61° 38' 11" W) along the northerly line of Summer Street for eleven and ninety-two hundredths (11.92) feet, more or less, to the point of beginning.

ALSO conveyed hereby is an easement for the continued placement of a garage now located on land of David M. Paquet, Sr. and a strip two feet wide around the perimeter of said garage for the purpose of maintaining and repairing said garage only. The said easement (including the area of the garage and its 2' maintenance strip) shall be six feet on its northerly side, about twenty feet on its westerly and easterly sides and eight feet on its southerly side. No expansion of the size of garage may be made.

2) Stewart

39-202

BK 7497PG201

REFERENCE is also made to a Board of Zoning Appeals decision in July, 1990 granting permission to convey the above premises, a certificate of which shall be recorded in the Kennebec County Registry of Deeds.

BEING the same premises conveyed by Michael C. Lemieux and Lionel O. Lemieux to Michael C. Lemieux by deed dated July 9, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6551, Page 105.

Witness my hand and seal this 3 day of July, 2003

Natalie Bellini
Witness

Michael C. Lemieux
Michael C. Lemieux

State of Maine
Kennebec, ss.

July 3, 2003

Personally appeared the above named Michael C. Lemieux and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Florence A. Vachon
Notary Public



Printed Name
My Com. Exp.: _____

Florence A. Vachon
Notary Public
Commission Expires:
May 3, 2009

RECEIVED KENNEBEC SS.

2003 JUL -8 PM 12:45

ATTEST: [Signature]
REGISTER OF DEEDS